033.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	681,100	/	681,100
USE VALUE:	681,100	/	681,100
ASSESSED:	681,100	/	681,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIENDO KARINA FABIOLA ETAL/ TRS
Owner 2:	ACOSTA LIENDO TRUST
Owner 3:	
Street 1:	39 MICHAEL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIENDO KARINA -
Owner 2:	ACOSTA ROBERTO -
Street 1:	39 MICHAEL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,346 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5346.000	309,700		371,400	681,100
Total Card	0.123	309,700		371,400	681,100
Total Parcel	0.123	309,700		371,400	681,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.27 | /Parcel: 440.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,700	0	5,346.	371,400	681,100	681,100	Year End Roll	12/18/2019
2019	101	FV	242,600	0	5,346.	336,600	579,200	579,200	Year End Roll	1/3/2019
2018	101	FV	242,600	0	5,346.	319,200	561,800	561,800	Year End Roll	12/20/2017
2017	101	FV	242,600	0	5,346.	278,600	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	242,600	0	5,346.	238,000	480,600	480,600	Year End	1/4/2016
2015	101	FV	228,200	0	5,346.	220,500	448,700	448,700	Year End Roll	12/11/2014
2014	101	FV	228,200	0	5,346.	182,800	411,000	411,000	Year End Roll	12/16/2013
2013	101	FV	228,200	0	5,346.	174,100	402,300	402,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIENDO KARINA,	76235-572	1	11/23/2020	Convenience	1	No	No		
LIENDO KARINA	44891-413		3/29/2005	Family	1	No	No		
FRY JAMES E	43325-90		7/20/2004		464,000	No	No		
BERBERIAN ALAN	35568-137		5/30/2002		390,000	No	No		
	19509-269		12/1/1988		180,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2016	1022	Solar Pa	4,000		7/22/2016			Install solar pane
7/11/2016	945	Re-Roof	5,500		7/11/2016			Strip and re-roof.
11/18/2013	1701	Solar Pa	20,500	C				
12/8/1998	862	Dormers	10,500					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
5/15/2009	Measured	189	PATRIOT
2/22/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5346		Sq. Ft.	Site		0	64.	1.09	3									371,442						371,400	

Total AC/HA: 0.12273 | Total SF/SM: 5346 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,442 | Spl Credit | Total: 371,400

User Acct

22834

GIS Ref

GIS Ref

Insp Date

12/13/18

!2722!

PRINT

Date	Time
12/10/20	18:04:48

LAST REV

Date	Time
12/08/20	09:03:32

mmcmakin

USER DEFINED

Prior Id # 1:	22834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	0.98990101
Adj $ / SQ:	138.108
Other Features:	90766
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347159
Depreciation:	37493
Depreciated Total:	309666

COMMENTS

BMT GAR NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

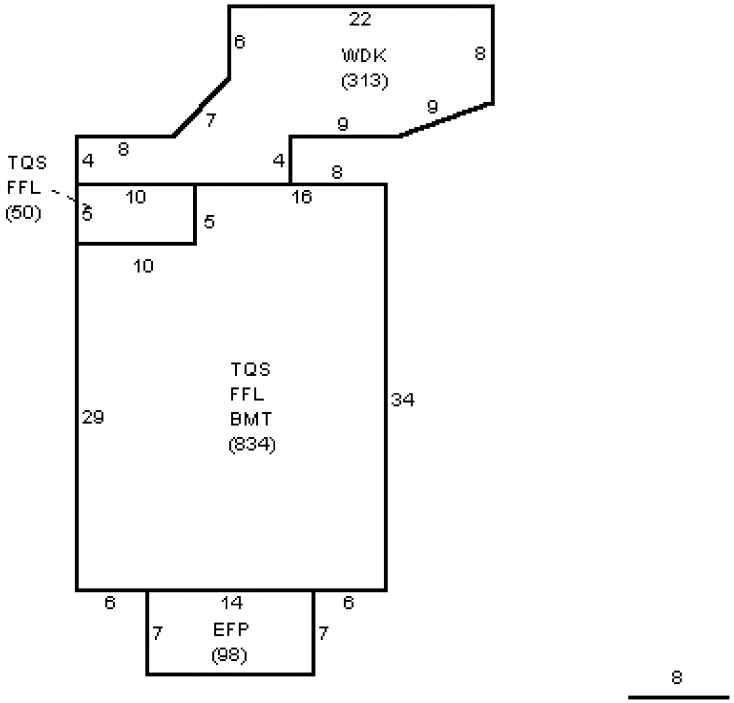
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.11
Special Features:	0	Val/Su Net:	110.92
Final Total:	309700	Val/Su SzAd	200.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	138.110	122,087
BMT	Basement	834	41.430	34,555
TQS	3/4 Story	663	138.110	91,566
WDK	Deck	313	9.100	2,849
EFP	Enclos Porch	98	54.450	5,336

Net Sketched Area:	2,792			Total:	256,393
Size Ad	1547	Gross Are	3013	FinArea	1547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1997	0.00	T	13.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	